

Mixed Residential Commercial (MRC) Ordinance

Fact Sheet

The Mixed Residential Commercial (MRC) District is an important tool for creating districts that promote a mixture of residential and commercial uses. The purpose of this district is to provide an appropriate balance and scale of commercial uses which meet the needs of residents in the district as well as surrounding residential districts, and to encourage significant infill multi-family residential uses within areas that have traditionally contained a predominance of commercial uses.

Current commercial district regulations have resulted in mono-use, automobile-oriented strip retail, service, and office uses which are intended to serve larger areas of the City than a single neighborhood or a small group of neighborhoods, while also discouraging residential infill development. In many areas of the City, huge parking lots and blank walls have replaced pedestrian-scale streets. This type of development has contributed to the destruction of the traditional mixed-use character of many of our intown commercial districts. The new MRC district would protect and rebuild our commercial districts by establishing appropriately designed and scaled commercial uses mixed with significant residential uses in a pedestrian-friendly manner. The district regulations include design standards with minimum requirements for sidewalks, street trees, shop fronts located adjacent to sidewalks, and parking that is located to the rear or side of buildings.

The MRC district establishes the following minimum requirements to protect and revitalize existing commercial districts:

- Establishment of a compatible mix of commercial and residential uses.
- Maximum block face lengths.
- Requirements for sidewalks and street trees.
- Permit shared parking arrangements.

City staff will be available to work with neighborhoods, businesses and property owners, to determine if a property is appropriate for a MRC district. This district is intended to be an alternative to the existing commercial C-1, C-2, and C-3 districts. The rezoning of any properties to the MRC designation will follow the standard process for rezonings of going to the Zoning Committee of Council, the affected NPU, the Zoning Review Board, back to the Zoning Committee of Council and finally to the full City Council. This process takes a minimum of three months to complete.

For questions/comments please contact the Bureau of Planning at 404/330-6145, or visit our website for a copy of the ordinance at:

www.ci.atlanta.ga.us/citydir/dpdnc/current.htm